

San Diego County's Comprehensive General Plan Update



## HOUSING ELEMENT

Housing Goals and State Requirements

#### **GP2020 Housing Element**





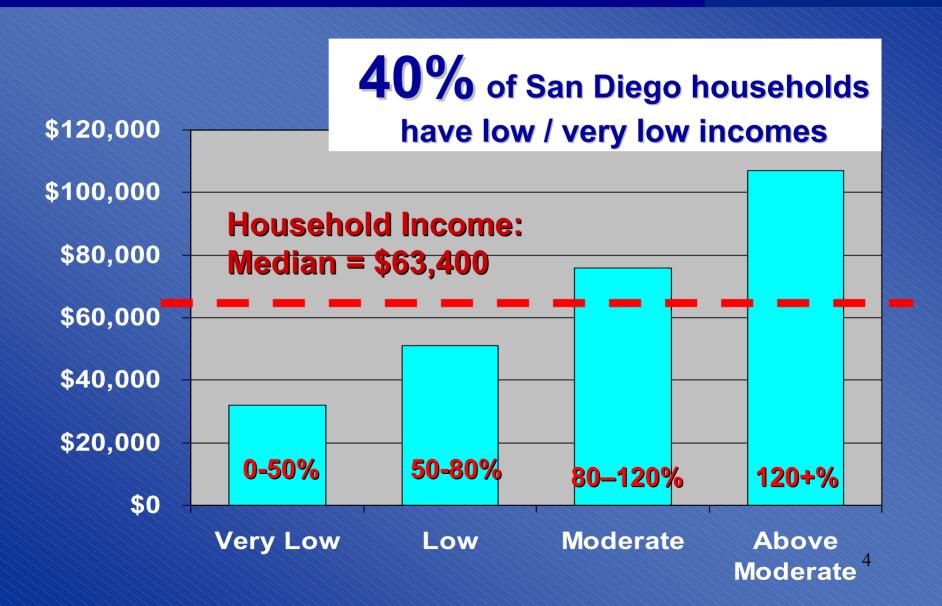
### **State Housing Goals**





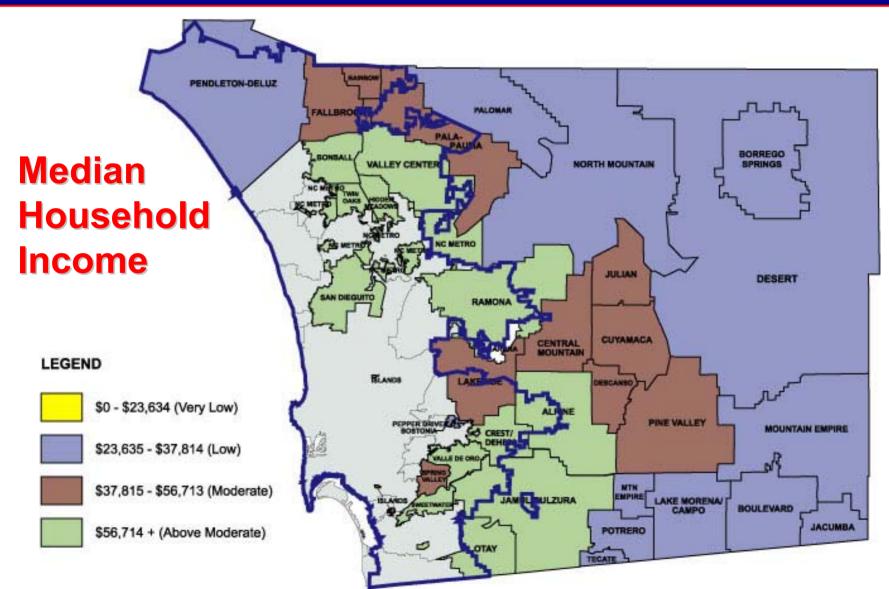
#### **State Definitions**





### **Existing Households**

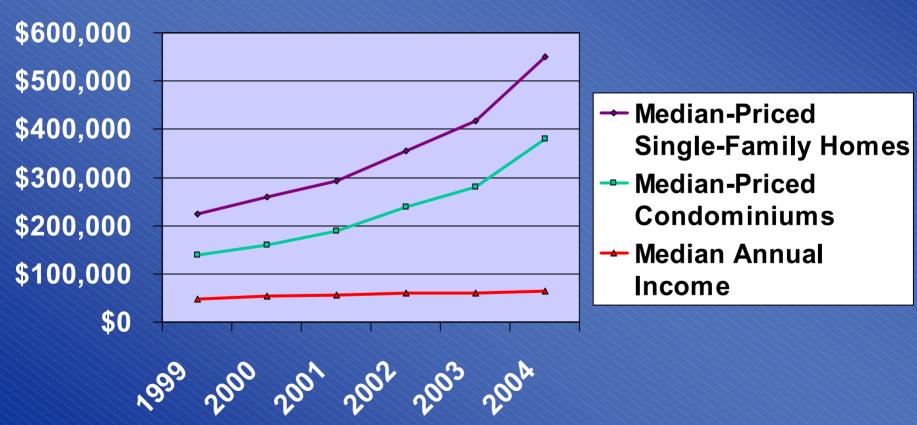




#### **Housing Goals**



### San Diego Region: Median Income vs. Housing Prices



#### What is Affordable Today?



#### Above Moderate Income Households





Can afford a Single-Family Home if it's priced below median of \$550,000

Can afford a Condominium if it's priced below median of \$380,000.

#### What is Affordable Today?



# Moderate Income

#### Low Income Household

# Low Income Seniors







Households typically rely on rental housing.

#### **GP2020 Housing Element**





#### **State Laws**

**Land Use** 



# Housing Open Conservation **Space**

Circulation

#### HOUSING ELEMENT:

- Cycle is 5 years
- Must be certified
- High level of detail
- Directly affects land use maps

Noise Safety

#### **Housing Allocation Process**





#### **Housing Cycle Allocation**





**Moderate:** 2,338 units (19%)

Above Moderate: 5,219 units (42%)

61%

Regional Share: 7,567 units

#### **Housing Cycle Allocation**





40% of household incomes qualify

(less than 80% of median income)

**Very Low:** 

Low:

2,834 units (23%)

1,932 units (16%)

39%

Regional Share:

4,766 units



#### WHAT COUNTS?



Vacant land zoned for residential use at a minimum density (State law = 30 du/acre)



Vacant land zoned for mixed use

- Vacant mobile home sites that meet affordability requirements
- Potential farm worker housing
- Housing programs, or units built as affordable housing



#### EFFECTS: RECENT STATE LEGISLATION

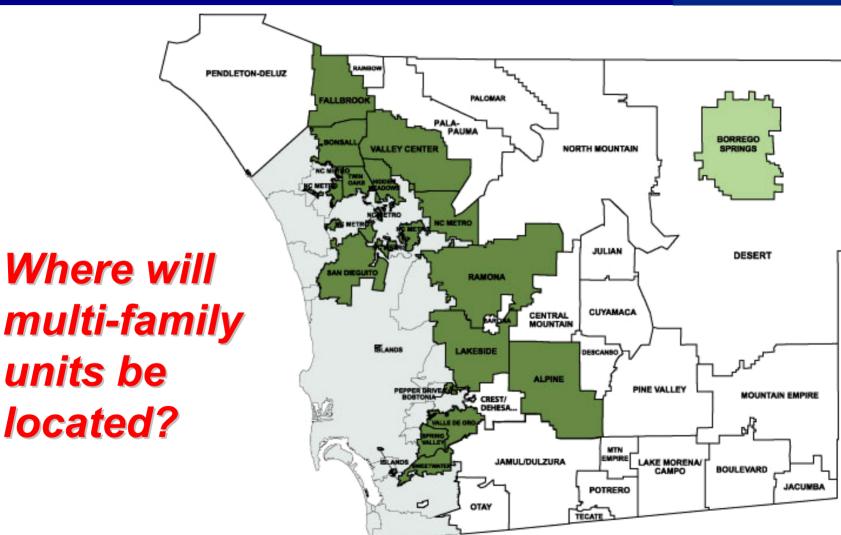
- State Law (AB 2292), called Dutra Bill –
  Housing densities counted toward a
  jurisdiction's share of low and very-low
  income housing must be developed at
  those densities.
- RESULT: County may not be able to rely on commercial land to meet housing needs, and housing counts must be realistic.



#### EFFECTS: RECENT STATE LEGISLATION

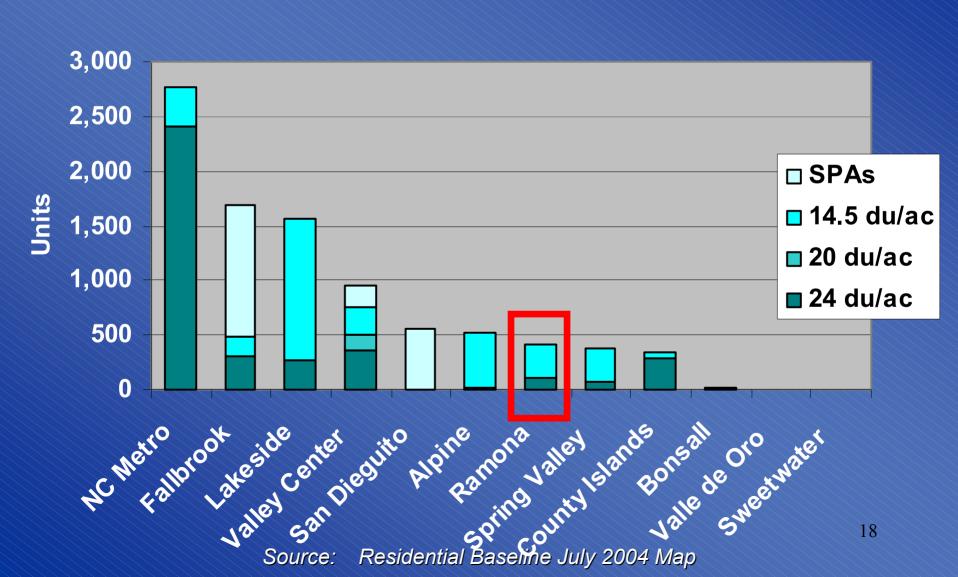
- State Law (AB 2348) Multi-family housing sites must be at least 30 du/acre OR
  - Jurisdiction can submit analysis that demonstrates lower densities meet housing need.
- RESULT: State needs to agree to affordable densities of 15 to 29 du/acre.





# Future Multi-Family & Affordable Units







Future multi-ramily Units			
Residential	GP2020		
Baseline Map	20 du/ac -	14.5	
CPA	24 du/ac	du/ac	SPA

SPA **Total** 

1,210

549

203

504

19

48

170

1,280

371

300

307

250

0

0

516

342

1,690

1,556

2,771

409

549

380

4

958

19

Change from

**Existing GP** 

470

329

300

(205)

34

755

1,480

2,749

294

310

276

109

0

73

0

4

505

2,400

24 du/ac 12 0

**CPA** 

**County Islands** 

**Alpine** 

**Bonsall** 

**Fallbrook** 

Lakeside

**NC Metro** 

Ramona

San Dieguito

**Spring Valley** 

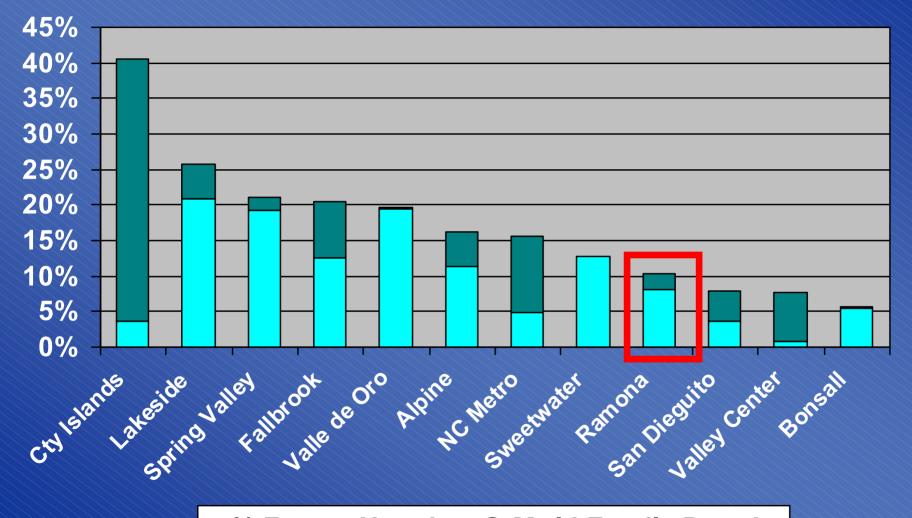
**Sweetwater** 

Valle de Oro

**Valley Center** 

# Total Multi-Family & Affordable Units





Existing Source: SANDAG ■ % Future Housing @ Multi-Family Density

■ % Existing Multi-Family Housing

#### **Meeting the Challenge**



#### GP2020 Maps

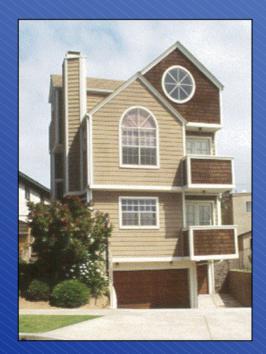
- Work with communities to site a range of multi-family densities
- Provide a "cushion" beyond current allocation
- Identify housing mix in mixed-use areas

#### **Meeting the Challenge**





# Identify sites for Duplex, Triplex & Townhomes





15-20 du/acre (zoning)

#### **Meeting the Challenge**



# Identify vacant sites for Condominiums, Apartments & Senior Housing

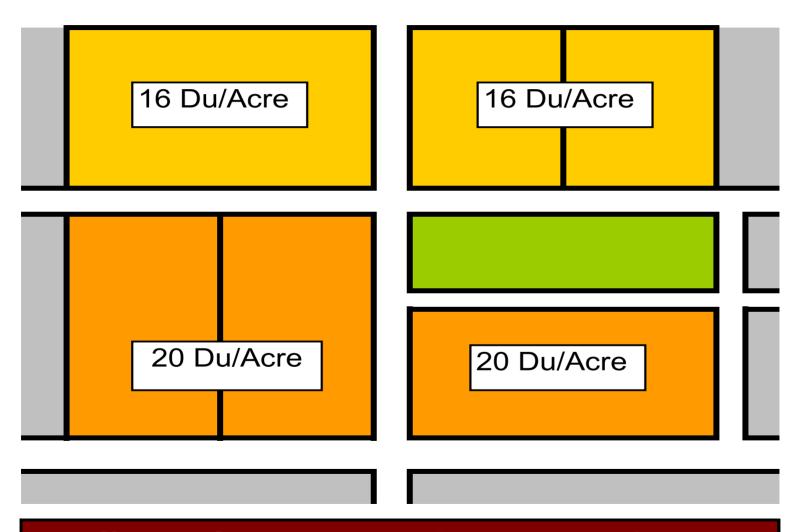




20-29 du/acre (zoning)

#### General Plan = 20 du/acre





Allowable Zoning = 16 to 20 du / Acre





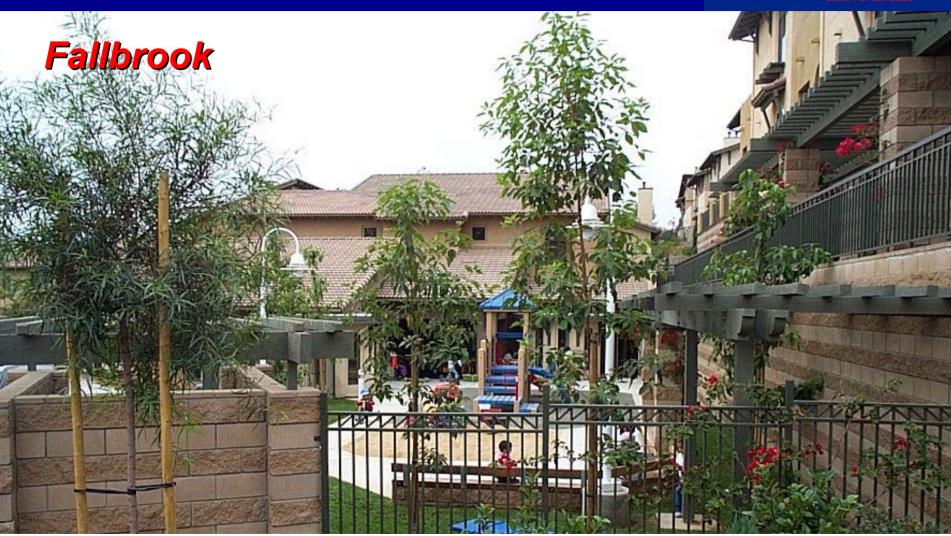
Establish building design standards





Establish site design standards





Establish site design standards





**Encourage Senior Housing (bonus program)** 



Land Use & Environment Group

County of San Diego
Department of Planning and Land Use
December 2004